

093.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

723,300 / 723,300

USE VALUE:

723,300 / 723,300

ASSESSED:

723,300 / 723,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
39		RONALD RD, ARLINGTON

Legal Description							User Acct
							60748
							GIS Ref
							GIS Ref
							Insp Date
							09/22/18

OWNERSHIP

Unit #:

Owner 1: SWARTZ LESLIE M/ TRUSTEE

Owner 2: LESLIE M SWARTZ 2014 REVOCABLE

Owner 3: TRUST

Street 1: 39 RONALD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SWARTZ LESLIE M -

Owner 2: -

Street 1: 39 RONALD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1642 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BROWN	
View / Desir:		

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	G15
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	50
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	F	FR	1925	23.92	T	50	101			2,600			2,600

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Good

OTHER FEATURES

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 8	BRS: 4	Baths: 1
	HB		

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

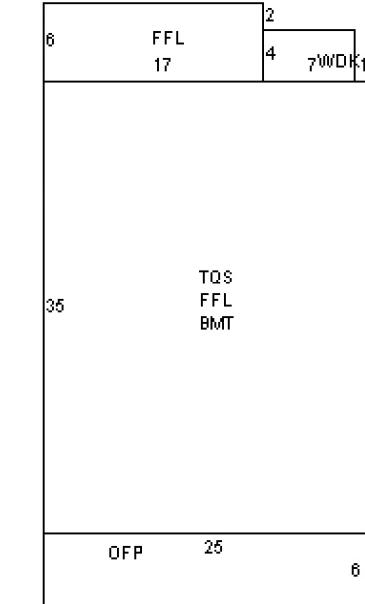
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	8
	4

RES BREAKDOWN

CALC SUMMARY		COMPARABLE SALES		
Basic \$ / SQ:	135.00	Rate		
Size Adj.:	1.28936672	Parcel ID	Typ	Date
Const Adj.:	0.98500049			Sale Price
Adj \$ / SQ:	171.454			
Other Features:	93488			
Grade Factor:	1.00			
NBHD Inf:	1.00000000			
NBHD Mod:				
LUC Factor:	1.00	WtAv\$/SQ:	AvRate:	Ind.Val
Adj Total:	424569	Juris. Factor:	1.00	Before Depr: 171.45
Depreciation:	112086	Special Features:	0	Val/Su Net: 115.96
Depreciated Total:	312483	Final Total:	312500	Val/Su SzAd: 190.29

COMMENTS

OF=TOILET IN BMT.

SKETCH**PARCEL ID**

093-0-0006-0003.0

IMAGE**AssessPro Patriot Properties, Inc**